

CITY OF BRIDGEPORT
ECONOMIC and COMMUNITY DEVELOPMENT and ENVIRONMENT
COMMITTEE

WEDNESDAY, FEBRUARY 22, 2012

6:00 PM

ATTENDANCE: Council members: Martinez; Co-chair, Brantley; Co-Chair,
Council member Lyons
Council President McCarthy (*sat in to make a quorum*)

NON-COMMITTEE: Council members: Brannelly, Olson

AGENDA

Approval of Committee Minutes of December 20, 2011.

**** COUNCIL MEMBER McCARTHY MOVED TO ACCEPT THE MINUTES**

**** COUNCIL MEMBER BRANTLEY SECONDED**

**** MOTION PASSED UNANIMOUSLY**

27-11 Grant Submission: re: DEEP Community Gardens Grant Program.

Ms. McGoldrick, Acting Director, Central Grants Office stated that this grant was from the Department of Energy and Environmental Protection. She said the item was on the agenda tonight; however, she suggested that it be tabled pending further information the administration requires from the DEEP and the Bridgeport Community Land Trust. She relayed that there was still some uncomfortable issues to work out going forward. Co-chair Brantley asked Ms. McGoldrick to explain further. Ms. McGoldrick said they

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were notified by the state that the funds were awarded. However, they weren't asked to be a fiduciary partner as it relates to the development of the application. She stated that there is a city match required and the three-way contract that will consist of \$46,300 with a 25% match that the Bridgeport Community Land Trust is responsible for. She noted that the city is responsible for the administering the grant and they will be the fiduciary for it.

Council member Olson asked if there was any chance it wouldn't be done. Ms. McGoldrick said she didn't think so. She said the city is just looking to clarify some issues before moving forward.

Ted Graybarz stated that the Bridgeport Community Land Trust has seen a new president, Barbara Kelly within the last month and she would like to review the process. He noted that the new president would like to see the gardens maximized for use. He commented that he would invite Ms. Kelly to the next scheduled meeting to allow her the opportunity to give her input.

**** CO-CHAIR BRANTLEY MOVED TO TABLE**
**** COUNCIL MEMBER McCARTHY SECONDED**
**** MOTION PASSED UNANIMOUSLY**

37-11 Agreement to Fix the Assessment at 287 Clinton Avenue in support of the Elias Howe School Elderly Affordable Housing Development.

Bill Coleman, Director of Neighborhood Development, OPED and Elaine Carvalho, Acting Tax Assessor presented this item to the committee.

Eleanor Ganz stated that the school is located on Clinton Avenue in back of Bassick High School - *pictures were submitted into the record as exhibit-I*. Ms. Ganz said they went through the RFP process and they received eleven (11) responses and brought the information back to committee. She explained that they are proposing (37) Section-8 affordable units for the elderly. They will green up the sides of the building and there will be parking in the back of the property (*approved by zoning*). *She submitted a landscaping plan and a floor plan into the record as exhibit-II Elias Howe Residential Development.*

**** COUNCIL MEMBER McCARTHY MOVED TO APPROVE**
**** COUNCIL MEMBER BRANTLEY SECONDED**
**** MOTION PASSED UNANIMOUSLY**

Mr. Coleman stated they were asking the committee to consider the tax assessor's fixed agreement of \$1 million on a property that was assessed at over \$2 million. He said the agreement would result in reducing the taxes by 50%. He stated it would amount to \$1,000.00 plus per unit. He mentioned that \$228k was already paid in taxes and the property was purchased for \$323k; so they will receive a tax revenue of roughly \$40k per year. He said the housing authority has offered the 37-units. He further noted that it equates to a \$4 million project total, with monies allocated from other sources.

Co-chair Brantley asked what will happen after seven years. Mr. Coleman said the property will then go straight to assessment.

Ms. Ganz added that the units will rent on an average of \$930.00 per month and they are held for fifteen years as Section-8 rentals.

Co-chair Brantley commented that the site was in poor condition with debris, but it was eventually cleaned up per her request. She asked that the property be regularly maintained going forward.

Ms. Ganz said the units are guaranteed fixed for fifteen years. She recalled that the building sat vacant for three years, to explain the reason for all the debris on the property; she assured the committee that it will be maintained in the future.

Co-chair Brantley recommended that there be fire safety plans in place and a proper ingress and egress should be constructed. Mr. Coleman said the building department would oversee that.

Council member Lyons asked Ms. Ganz to ensure that the elevators are in working order at all times. Ms. Ganz said they will have an on-site staff management company to ensure access to the building and elevators.

Mr. Coleman stated that all the taxes on the property have been paid and current.

Council member Brannelly asked for details about the 50% tax reduction he anticipates. She asked if that equated to a percentage or a lump amount. Mr. Coleman said it's a specified amount that goes into the revalue. Ms. Carvalho said they took out \$1.2 million in permits, but the work hasn't begun yet; she clarified that it will never be less than \$1 million.

**** CO-CHAIR BRANTLEY MOVED TO APPROVE**
**** COUNCIL MEMBER LYONS SECONDED**
**** MOTION PASSED UNANIMOUSLY**

46-11 A Resolution for the Sub – Lease of Connecticut Department of
Transportation property to the Mercy Learning Center.
(Ref. #124-04)

Steve Tyliszczak stated the item pertained to a lease for a piece of property that the city is leasing from the CT-DOT. They received approval to lease the property that is located underneath I-95 in the south end of Bridgeport. The property will be used by the Mercy Learning Center and the city received the authorization to sub-lease it last year. The term will be for five years at a cost of \$1.00 per year and there is no cost to the city. He noted that the property is in compliance with the state regulations.

Council member McCarthy expressed that this was a pet project of his. He noted that it's a good alternative for their use, compared to what was originally considered to store hazardous waste.

**** COUNCIL MEMBER McCARTHY MOVED TO APPROVE**
**** COUNCIL MEMBER BRANTLEY SECONDED**
**** MOTION PASSED UNANIMOUSLY**

ADJOURNMENT

**** COUNCIL MEMBER BRANTLEY MOVED TO ADJOURN
** COUNCIL MEMBER LYONS SECONDED
** MOTION PASSED UNANIMOUSLY**

The meeting adjourned at 6:45 pm.

Respectfully submitted,

Diane Graham
Telesco Secretarial Services